SUGAR PLANTATION,

CALLED THE

LURE,

ISLAND OF TOBAGO.

Particulars

OF A VALUABLE

FREEHOLD ESTATE,

ADVANTAGEOUSLY SITUATE ON THE

Eastern Bank of Great River,

SOUTH SIDE OF THE ISLAND,

CONSISTING OF A

Sugar Plantation,

CONTAINING NEARLY FIVE HUNDRED ACRES,

With Water-Mill and all other requisite Erections,

NINETY NEGROES,

Twenty-Five Mules and Twenty-Eight Head of horned Cattle;

Which will be Sold by Auction,

BY

MR. BURRELL,

AT GARRAWAY'S COFFEE-HOUSE,

'Change Alley, Cornhill, London,

On TUESDAY, the 10th of JANUARY 1815,

AT TWELVE O'CLOCK,

BY DIRECTION OF THE EXECUTORS.

Particulars may be had at Lloyd's Coffee-House; the London Commercial Coffee-House, Mincing-Lane; the Jamaica Coffee-House, Cornhill; Exchange Coffee-House, Liverpool; Bush Tavern, Bristol; of Mr. BURRELL, No. 5, Throgmorton-Street; and at the Place of Sale.

PARTICULARS.

THIS VERY

VALUABLE ESTATE,

WHICH IS FREEHOLD,

IS DESIRABLY SITUATED

About Two Miles from the Shipping Beach, and Ten from Scarborough,

(THE SEAT OF GOVERNMENT,)

The whole of the Land of most excellent Quality, and the Buildings in the best Repair;

IT CONSISTS OF

ABOUT FIVE HUNDRED ACRES,

Nearly Two Hundred of which are cleared, and occupied as follows,

FIFTY ACRES IN CANES, ONE HUNDRED AND TWENTY GOOD PASTURE LAND,

The Remainder Fustic, and a Variety of hard Woods (also fit for Canes),

WITH BUILDINGS,

COMPRISING

A RESIDENCE FOR THE MANAGER AND OVERSEER,

A STABLE, BOILING-HOUSE, AND CURING-HOUSE, STILL-HOUSE, TRASH-HOUSE, SICK-HOUSE, STORE-HOUSE, AND A SMALL STOCK-HOUSE,

A WATER MILL, IN COMPLETE ORDER,

AND SUFFICIENT NEGRO-HOUSES;

There was on the Estate, on the 1st of July, 1814,

NINETY HEALTHY MALE AND FEMALE NEGROES,

TWENTY-FIVE MULES, AND TWENTY-EIGHT HEAD OF HORNED CATTLE;

There is no reason to apprehend that the Number of the Negroes, or of the live Stock, have diminished; the Purchaser is to accept them as they may be at the Completion of the Purchase, whether they shall be diminished or increased.

THE BUILDINGS

CONTAIN,

TWO SETS OF COPPERS, COMPLETE, IN THE BOILING-HOUSE,

TWO STILLS, WITH HEADS AND PEWTER SWAN'S NECKS, TWO WORMS, AND SIX TUBS,

MOLASSES CISTERN, LEADED RECEIVERS, LIQUOR PIPES, &c.

Together with a great Variety of other appropriate unfixed Utensils and Articles adapted to the Use of the Estate, which will all of them (as well as those specified) be included in the Purchase.

The Sugars made from this Estate are held in high Estimation.

One-Third of the Purchase-Money (after deducting the Deposit) will be required to be paid in London, on or before the 1st of March 1815; the remaining Two-Thirds, by equal Instalments, in Two Years; the above Instalments are to be secured by a Mortgage upon the Estate, and by Bond of the Purchaser, and the Produce is to be consigned to the Executors, for better securing such Instalments; or if the Purchaser prefers it, the said Instalments may be secured by such Mortgage and Bonds, and also by the Acceptances of an approved Mercantile House in England, in which case the Consignments will be entirely under the Controul of the Purchaser. The Instalments are to bear Interest, at the Rate of £.5 per Cent. per Annum, till paid.

The Vendors being Executors, are not to be required to enter into Covenant for the Title, beyond such as are usual for Executors to enter into.

N. B. There are One Hundred Acres of cleared Land adjoining the above Estate, which may be rented at 35s. per Acre.

For the Quality of the Sugars from the Lure, reference is given to Messrs. Coles Brothers, Brokers, Tower-Street.

CONDITIONS OF SALE.

I. THAT the highest Bidder be the Purchaser; but should any Dispute arise between the Bidders, the Estate shall be put up again and resold.

II. That no Person advance less than £. 50 at each bidding.

III. The Vendors shall, at their own Expence, deliver in an Abstract of the Title, but the Conveyance and Securities, and also all attested Copies, shall be at the Expence of the Purchaser.

IV. The Purchaser shall, immediately after the Sale, pay to Mr. Burrell a Deposit of £. 10 per Cent. in Part of the Purchase, and shall pay the Remainder of the first Instalment on or before the 1st of March 1815, together with a Moiety of the Auction Duty; and upon such Payment, a Conveyance shall be executed to the Purchaser, subject to a Mortgage for securing the Instalments of the Purchase-Money and Interest, an Order shall be given for the Delivery of Possession of the Estate, the Purchaser shall be entitled to the Crops and Produce of the Estate from the 1st of July 1814, and shall pay the Contingencies and other Expences from that Time.

V. That if there be any Mistake or Error in this Particular, it shall nor annul or vitiate the Sale, but an adequate Compensation shall be made to either the Vendors or Purchaser, as the Case may require, to be settled within Four Months, by Two Referees, One to be chosen by each Party, or an Umpire to be appointed by them.

LASTLY. That if the Purchaser shall fail to comply with this Particular, or any of the above Conditions, the Deposit-Money shall be forfeited, the Contract be rendered void, the Vendors be at full liberty to dispose of the Estate in any manner they may think proper, and all consequent Expences, together with any Deficiency, shall be made good by the Defaulter, and be recoverable as for liquidated Damages.

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Island of Tobago.

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EASTERN BANK OF GREAT RIVER,

SOUTH SIDE OF THE ISLAND,

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